

HOA PRESIDENT'S INFORMATION SHEET – OCTOBER 2018

STATUS OF THE FORMATION OF THE LEGAL ENTITY-

Thanks to the efforts of the Legal Working Committee – Joe Pojanowski, Roger Andrus and Bob Gallagher – we are in the process of finalizing the Operating Agreement for the Grand Harbor and Oak Harbor Transition, LLC (**LLC**) and will be sharing it with you in the very near future. In addition, we will be providing a summary, or “Cliff Notes”, version of the major points in the Operating Agreement to give everyone a layman's overview of the document.

One of the key aspects of the Operating Agreement is that the “**MEMBERS**” of the LLC will be the Grand Harbor and Oak Harbor HOAs and POAs (**HOAs**), each of which will be represented by their respective HOA President or the President's designee. The LLC will be managed and controlled by a 5 person **BOARD OF MANAGERS** who will be elected by the **MEMBERS** – each represented by their HOA Presidents. To approve the **LLC**, the HOA Presidents will each have to sign the **LLC** document on behalf of their **MEMBER / HOA**.

ROLE OF THE HOA PRESIDENT

During the Transition Period, there will be a great deal of responsibility placed on the HOA Presidents to represent their homeowners in matters that affect the **LLC**. Our first major task will be to elect the **BOARD OF MANAGERS** that will guide the **LLC** through the Transition period and the people that will vote on behalf of the **MEMBER / HOA** will be the HOA Presidents.

The HOA President will also be responsible for canvassing the homeowners in their HOA To determine who may be willing to serve on the **BOARD OF MANAGERS** or on one of the several Working Committees that will support them.

Potential candidates for the **BOARD OF MANAGERS** must be sent to the Nominating Committee through the HOA Presidents and the HOA Presidents can recommend any interested candidate – even if they are not part of their HOA.

Those names will be sent to a Nominating Committee that has been formed and this Committee will develop a list of candidates that will be voted on by the HOA Presidents. Each HOA President's vote will be equal to the number of units in their HOA. My HOA consists OF 15 units so every candidate that I vote for in the election will receive 15 votes. The five candidates that that receive the most overall votes during the election will serve on the **BOARD OF MANAGERS**.

Harmony Island HOA will have more votes than a River Club Tower HOA because they have more homeowners to represent. This puts a heavier burden on the larger HOAs to accurately represent the wishes of their homeowners.

The critical point to be made is that the Transition process that we are undertaking has put a lot more responsibility and expectations on the role of HOA President. Many current HOA Presidents may feel that this extra burden is not what they agreed to when they took the job.

If this is the case, I would strongly suggest that the HOA President name a designee from his or her HOA to work through this process or contact me so that we can insure that everyone's vote is represented. This election of the **BOARD OF MANAGERS** is very important and every homeowner's preference should be represented as much as possible.

THE NOMINATING COMMITTEE

The Nominating Committee is made up of 12 volunteers from Grand Harbor and Oak Harbor HOA Presidents or their designees and they have elected a Chairman as is required in the Operating Agreement. The Nominating Committee members are as follows:

Dennis Byrne – River Village Estates
Robert Cashill – River Village Tower 2
Peter Earley – Harmony Island
Jody Harley – Mayfair House
Don Iodice – Coventry Island
Alice Johnson – Harbor Pointe
Charles McCaghey – The Falls
Lorna Mitchell – Harbor Village
Ken Potter – Marina Village
Randy Old – Caldicott House
Bob Van Saun – St. Andrews
David Warren – Sunset Cove – Chairman

The Nominating Committee has worked over the summer to develop the documents that will be used by the HOA Presidents to solicit candidates and develop information from those homeowners that are interested in serving on the **BOARD OF MANAGERS**.

Every member of the Nominating Committee understands the importance of confidentiality and professionalism to insure the right to privacy for all parties throughout the search and voting process.

TRANSITION CONCERNS AND ISSUES

In the September 2018 Information Sheet we asked every HOA President to fill out a questionnaire regarding the concerns and issues that they have concerning the upcoming transition from the Developer. We have taken the results of your responses and developed a **Summary of Concerns and Issues** -which is attached for your review.

NEXT STEPS

Once the Operating Agreement is finalized – you will begin receiving the information from the Nominating Committee that will allow you to begin soliciting potential candidates for the Board of Managers. Hopefully, you have already had some of these conversations.

It is also important that we seek volunteers with expertise in specific areas like Accounting/Finance, Legal, Engineering, Property Management, Real Estate Development, etc., to serve on Working Committees that will assist the **BOARD OF MANAGERS** in their efforts.

To finalize the Grand Harbor and Oak Harbor Transition LLC's Operating Agreement, we will require the signature of every HOA President or their designee. The Operating Agreement will be sent to every HOA President with instructions on how to sign the document and return it. For those that may find this challenging - we will be setting up times and places to insure that it is convenient for everyone.

Please give these next few weeks your strongest attention and with your support we can get this important chapter in the Transition behind us successfully.

David Warren
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